



Century21 Milestone Team

Real Estate Brokerage | Commercial, Residential

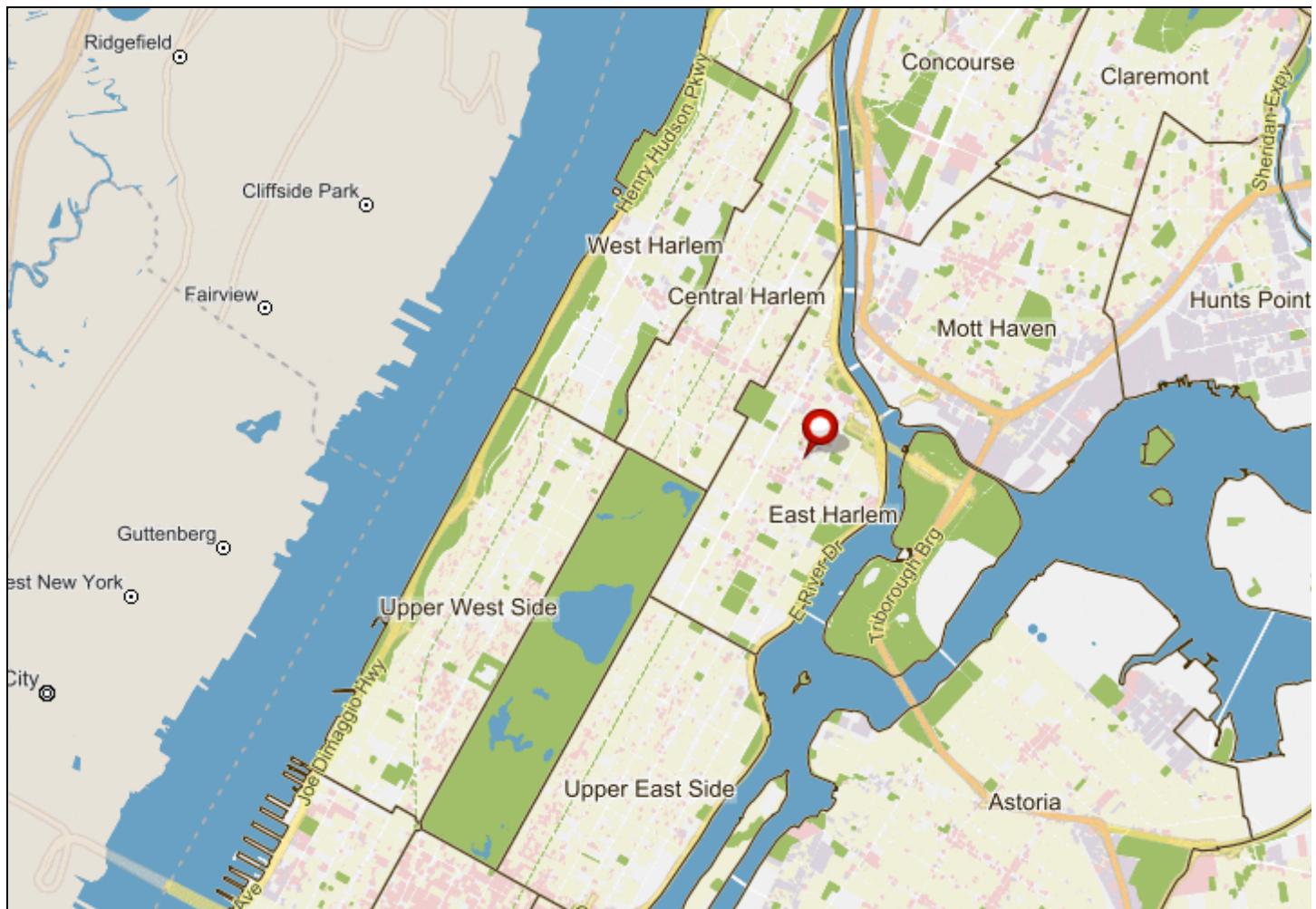
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Property Report by PropertyShark.com, for:

202 E 119th St, New York, NY 10035

General

1. Maps



Community district

11 Closest police station

0.15 Miles

School district

4 Closest fire station

0.26 Miles

Census tract

188 Tax map

10610

Lat long

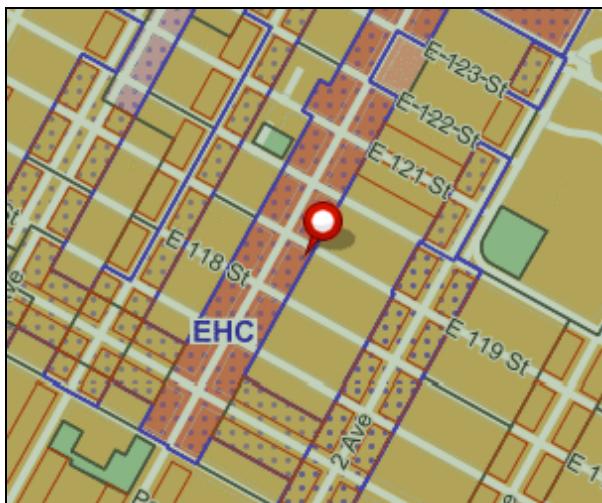
40.79961, -73.93827 Sanborn map

108N075

Development

1. Zoning

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



| Residence districts | Zoning overlays |
|--|------------------|
| Low density residence | Special purpose |
| Medium and high density residence | Limited height d |
| Commercial districts | Commercial ove |
| Neighborhood commercial | |
| General commercial | |
| Specialty commercial | |
| Manufacturing districts | |
| Districts that permit residence | Rezoning |
| Districts that do not permit residence | |
| Parks | City of Yes |
| Battery Park | In Progress |
| | Completed |

Zoning Designation

Commercial
Special districts

C4-6 Frontage(s)
EHC Nearest wide street
Distance to wide street

East 119 Street(narrow)
3 Avenue
91 ft

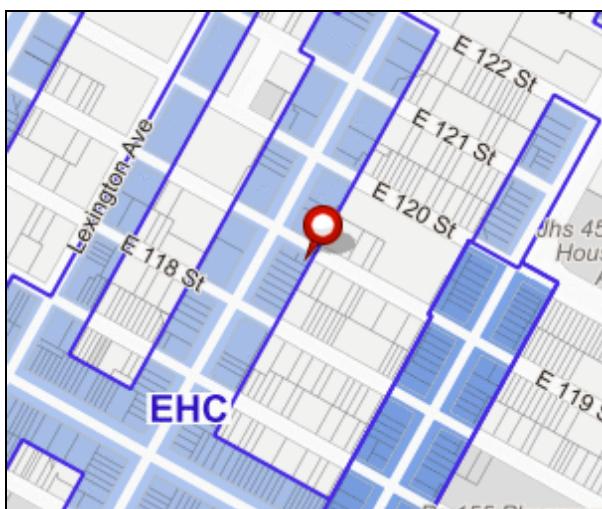
Rezoning Projects

Since **2017**
Project **East Harlem**
Status **Completed**

For more information about zoning district regulations, click [here](#).

Special District

EHC



[More info](#)

Commercial

C4-6



C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. C4-6 and C4-7 districts are mapped in densely built areas in Manhattan.

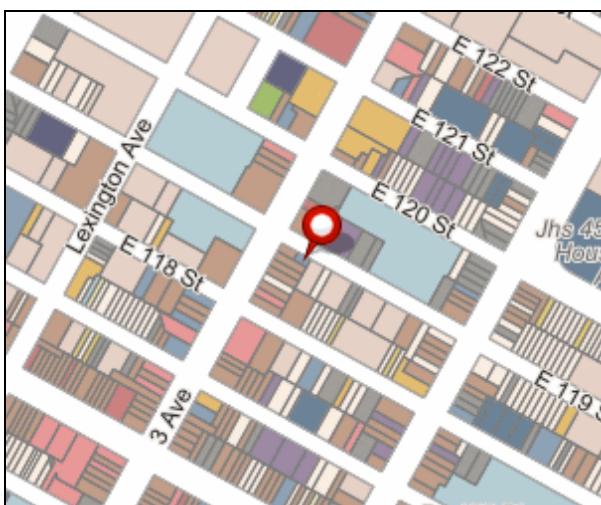
[More info](#)

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution. All zoning descriptions have been taken from the [NYC Planning](#) official source.

2. Building Class

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



📍 Building class: **Church, Synagogue, Chapel (M1)**

| | | | |
|------------|----------------------------|------------|--|
| Yellow | Residential, 1-family | Purple | Transportation faciliti |
| Yellow | Residential, 2-family | Purple | Industrial |
| Gold | Condos | Light blue | Places of public assen (indoor) & cultural |
| Pink | Walk-ups | Light blue | Schools |
| Pink | Elevator | Dark blue | Churches |
| Light blue | Store + apts, lofts | Dark blue | Health & social care |
| Light blue | Theatres & hotels | Dark blue | City buildings |
| Light blue | Businesses | Dark blue | Outdoor recreation facilities & cemeterie |
| Light blue | Offices | Grey | Vacant lots |
| Light blue | Residential and commercial | Grey | Misc |
| Light blue | Residential and industrial | White | Unknown |
| Light blue | Commercial and industrial | White | |

3. Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

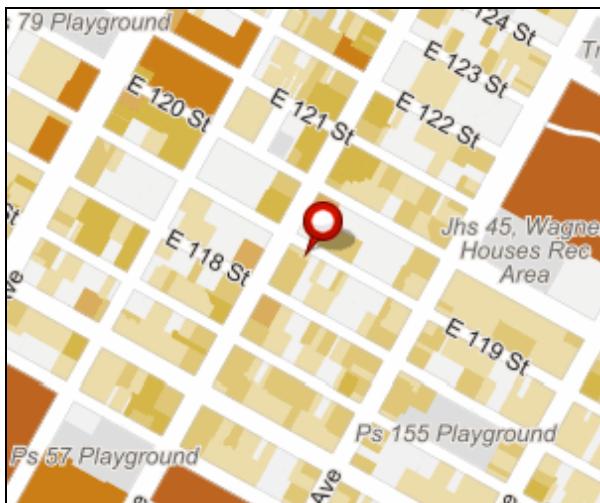
The maximum usable floor area is calculated by multiplying the size of the lot by the larger of the residential or commercial FAR.

| | | |
|---------------------------|---|--------|
| Lot sqft | | 1,087 |
| FAR | x | 10 |
| Maximum usable floor area | = | 10,870 |

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

| | |
|----------------------------|--------|
| Maximum usable floor area | 10,870 |
| Usable floor area as built | 1,087 |
| Unused FAR ("air rights") | 9,783 |



| Opportunity by parcel | Very little opportunity |
|---------------------------|-------------------------|
| Above 250,000 sq. ft. | 30,000 - 60,000 sq. ft. |
| 100,000 - 250,000 sq. ft. | 10,000 - 30,000 sq. ft. |
| 60,000 - 100,000 sq. ft. | Below 10,000 sq. ft. |

| | |
|-----------------|------|
| Residential FAR | 10 |
| Commercial FAR | 3.4 |
| Facility FAR | 10 |
| FAR as built | 1.00 |

4. Urban Landscape Maps



Click on the map to expand.

📍 Year built: 1920

On this color-coded map, view the year each property was built.

- >2020
- 2011-2020
- 2001-2010
- 1981-2000
- 1961-1980
- 1941-1960
- 1900-1940
- <1900



Click on the map to expand.

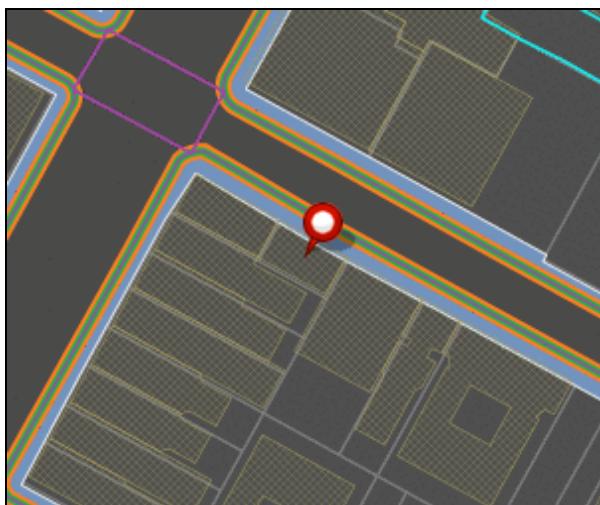
📍 Stories: 1

On this map, view the number of stories per building.

- 10 & Up stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No data

5. Planimetric Map

This planimetric map shows features such as retaining walls, sidewalks, medians, curbs, and roadbeds that have been digitized from aerial photography. These features must be taken into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.

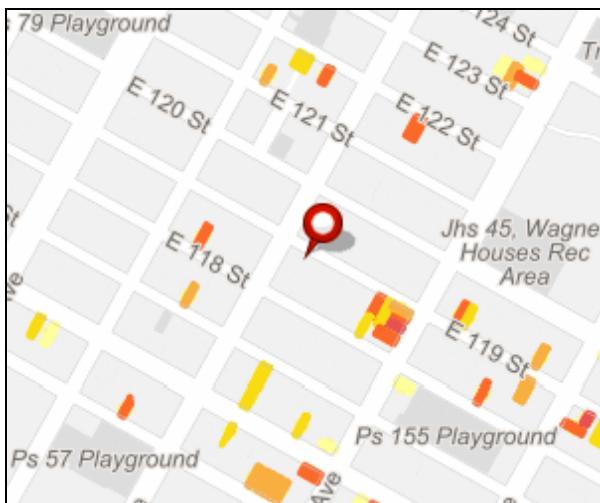


- Sidewalk
- Curb
- Pavement edge
- Roadbed
- Median
- Retaining wall
- Plaza
- Swimming pool
- Building footprint
- Garage
- Sky bridge
- Under construction
- Piers/seawall
- Boardwalk
- Recreational area
- Park/greenstreets
- Transport structure

| | |
|------------------|--------------------|
| BIN | 1054548 |
| Type | Building |
| Status | Constructed |
| Roof height | 14 ft |
| Ground elevation | 16 ft |

6. HPD Alternative Enforcement Program

The HPD Alternative Enforcement Program map is based on the current month's HPD violations in a building divided by the number of units in the building. It takes in consideration the open hazardous and immediately hazardous violations (I/B/C class) in the last 5 years.



Properties over the HPD-AEP threshold

- More than 600% over
- 300% to 600% over
- Up to 300% over

Properties below the HPD-AEP threshold

- 80% to 99%
- 60% to 80%
- 50% to 60%

HPD-AEP threshold for buildings having:

- 3 to 14 units = 5 violations/unit
- 15 units or more = 3 violations/unit

For more information, visit the [HPD website](#).

Neighborhood

1. Area Overview

Walk Score

99 /100. Walker's Paradise

Transit Score

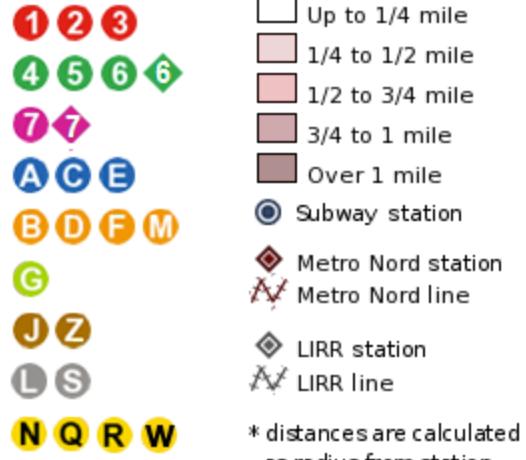
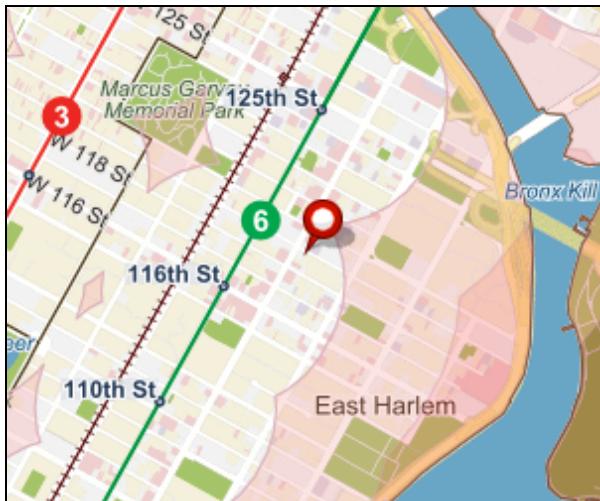
100 /100. Rider's Paradise

Bike Score

83 /100. Very Bikeable

2. Transportation

On this color-coded map, view the nearest subway station for each building.



Closest station

**Lexington Ave & 116th St at
NE Corner**

6

Station lines

0.175

Distance (miles)

On this map, view the closest local or express bus routes and stations.



Name

3 Av/E 118 St

Line

M101

Distance (miles)

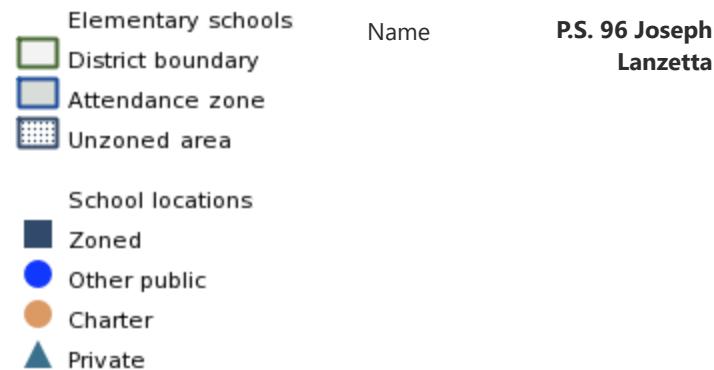
0.021

3. Distance to Schools



Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.



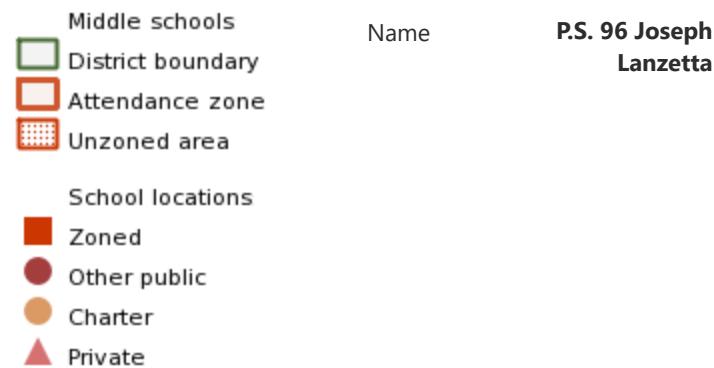
| Name | Rating | Att. zoned | Type | Grade range | No of students | Distance to school (mi) |
|--|--------|------------|---------|-------------|----------------|-------------------------|
| P.S. 96 Joseph Lanzetta | 3 | Yes | Public | PK, K-8 | 325 | 0.06 |
| P.S. 7 Samuel Stern | 4 | No | Public | PK, K-8 | 314 | 0.10 |
| St Paul School | NR | No | Private | PK-8 | 216 | 0.18 |
| P.S. 155 William Paca | 2 | No | Public | PK, K-5 | 182 | 0.18 |
| Harlem Day Charter School | 4 | No | Charter | 3-12 | 759 | 0.21 |
| James Weldon Johnson School | 3 | No | Public | PK, K-8 | 526 | 0.23 |
| Harlem Village Academy East Charter School | 9 | No | Charter | PK, K-12 | 478 | 0.24 |
| River East Elementary School | 4 | No | Public | PK, K-5 | 224 | 0.26 |
| P.S. 102 Jacques Cartier | 2 | No | Public | PK, K-5 | 145 | 0.32 |
| Our Lady Queen of Angels School | NR | No | Private | PK-8 | 300 | 0.33 |
| Mount Carmel-Holy Rosary School | NR | No | Private | PK-8 | 183 | 0.38 |
| Mosaic Preparatory Academy | 3 | No | Public | PK, K-5 | 180 | 0.42 |
| Highway Christian Academy | NR | No | Private | PK, K-7 | | 0.43 |
| Harbor Science and Arts Charter School | 5 | No | Charter | K-9 | 198 | 0.43 |
| King's Academy | NR | No | Private | PK, K-8 | | 0.43 |

Data provided by [GreatSchools.org](https://www.greatschools.org) © 2025. All rights reserved.



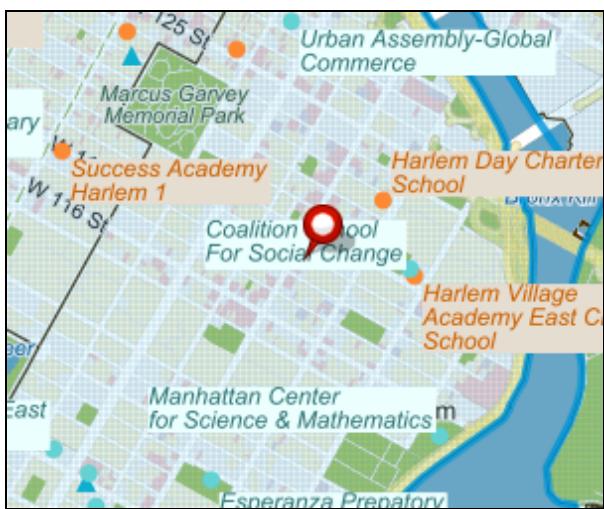
Middle School Proximity

This map shows zoned Middle School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.



| Name | Rating | Att. zoned | Type | Grade range | No of students | Distance to school (mi) |
|--|--------|------------|---------|-------------|----------------|-------------------------|
| P.S. 96 Joseph Lanzetta | 3 | No | Public | PK, K-8 | 325 | 0.06 |
| Global Technology Preparatory | NR | No | Public | 6-8 | 126 | 0.09 |
| P.S. 7 Samuel Stern | 4 | No | Public | PK, K-8 | 314 | 0.10 |
| St Paul School | NR | No | Private | PK-8 | 216 | 0.18 |
| Renaissance School Of The Arts | 4 | No | Public | 6-8 | 151 | 0.18 |
| Harlem Day Charter School | 4 | No | Charter | 3-12 | 759 | 0.21 |
| James Weldon Johnson School | 3 | No | Public | PK, K-8 | 526 | 0.23 |
| Harlem Village Academy East Charter School | 9 | No | Charter | PK, K-12 | 478 | 0.24 |
| P.S. 79 Horan School | NR | No | Public | 6-12 | 224 | 0.29 |
| Our Lady Queen of Angels School | NR | No | Private | PK-8 | 300 | 0.33 |
| Mount Carmel-Holy Rosary School | NR | No | Private | PK-8 | 183 | 0.38 |
| Highway Christian Academy | NR | No | Private | PK, K-7 | | 0.43 |
| Harbor Science and Arts Charter School | 5 | No | Charter | K-9 | 198 | 0.43 |
| King's Academy | NR | No | Private | PK, K-8 | | 0.43 |

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High School Proximity

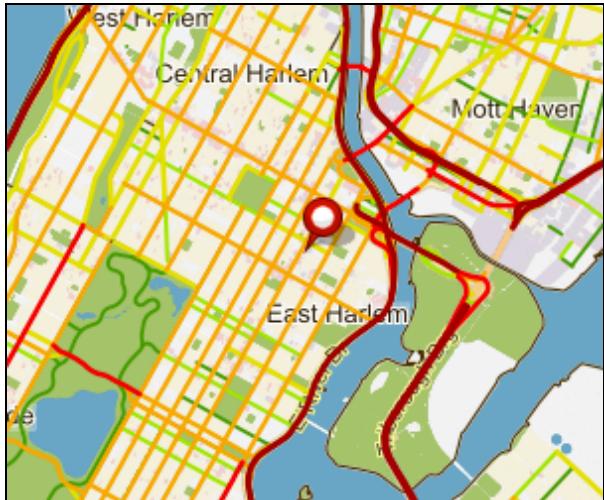
This map shows zoned High School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

| High schools | Name | Harlem Day Charter School |
|-------------------------|------|---------------------------|
| District boundary | | |
| Attendance zone | | |
| Unzoned area | | |
| School locations | | |
| Zoned | | |
| Other public | | |
| Charter | | |
| Private | | |

| Name | Rating | Att. zoned | Type | Grade range | No of students | Distance to school (mi) |
|---|--------|------------|---------|-------------|----------------|-------------------------|
| Harlem Day Charter School | 4 | No | Charter | 3-12 | 759 | 0.21 |
| Coalition School For Social Change | NR | No | Public | 9-12 | 123 | 0.23 |
| Harlem Village Academy East Charter School | 9 | No | Charter | PK, K-12 | 478 | 0.24 |
| P.S. 79 Horan School | NR | No | Public | 6-12 | 224 | 0.29 |
| P.S. 138 | NR | No | Public | PK, K-12 | 685 | 0.45 |
| Manhattan Center for Science & Mathematics | 9 | No | Public | 9-12 | 1,641 | 0.46 |
| Harlem Children's Zone Promise Academy II Charter | 6 | No | Charter | K-12 | 1,019 | 0.52 |
| Urban Assembly-Global Commerce | NR | No | Public | 9-12 | 153 | 0.52 |
| Esperanza Preparatory Academy | 3 | No | Public | 6-12 | 498 | 0.52 |
| Success Academy Harlem 1 | 7 | No | Charter | K-12 | 1,574 | 0.57 |
| Harlem Renaissance High School | 1 | No | Public | 9-12 | 176 | 0.57 |
| Great Tomorrows USA School | NR | No | Private | K-11 | | 0.58 |
| Capital Prep (Cp) Harlem Charter | 6 | No | Charter | 6-12 | 367 | 0.61 |
| Great Tomorrows Usa | NR | No | Private | K-11 | 31 | 0.62 |
| Manhattan Free School | NR | No | Private | K-12 | 23 | 0.65 |

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4. Traffic Map



Estimated average daily traffic volume on a route segment at a particular count location.

Average daily traffic

- 75001 - 300000
- 25001 - 75000
- 10001 - 25000
- 4001 - 10000
- 1501 - 4000
- 1 - 1500

5. Demographics By Zip Code

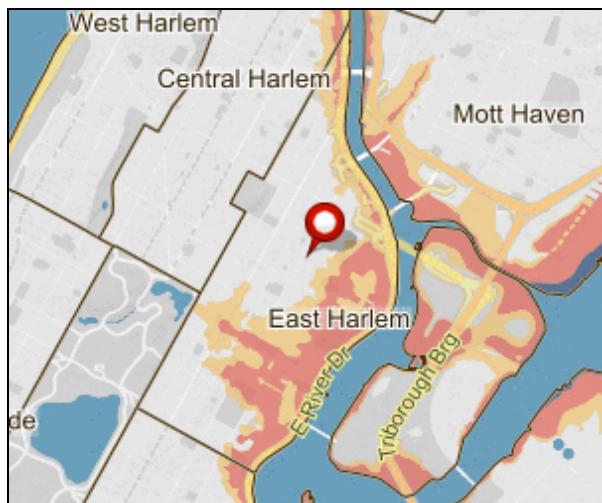
Demographic data shown in this section was gathered from the 2023 American Community Survey and refers to zip code **10035**.

| Population Demographics | | | Economic/Employment | | |
|--------------------------------|---------------|--|---|--|------------------|
| Total population | 39,082 | | Average household income | | \$74,154 |
| Female population | 49.4% | | White collar | | 86.8% |
| Male population | 50.6% | | Blue collar | | 13.2% |
| Median age | 36 | | | | |
| Male median age | 34 | | | | |
| Female median age | 38 | | | | |
| Education | | | Housing | | |
| No highschool | 10.9% | | Family households | | 45.5% |
| Some highschool or college | 54.1% | | Households with kids | | 25.1% |
| Bachelors degree | 18.6% | | Housing units | | 16,340 |
| | | | Occupied housing units | | 15,056 |
| | | | Owner occupied units | | 9.9% |
| | | | Average number of people per household | | 2 |
| | | | Median year structure built | | 1967 |
| Other | | | Houses with mortgages | | 70.0% |
| Citizens | 88.5% | | | | |
| Citizens born in US | 72.1% | | | | |
| English speakers | 90.1% | | | | |
| Journey to Work | | | Wealth | | |
| Work in a metropolitan area | 100.0% | | Median value for units with a mortgage | | \$652,800 |
| Work in a micropolitan area | 0.1% | | Median value for units without a mortgage | | \$750,000 |
| Work at home | 14.0% | | Median gross rent | | \$1,283 |
| Go to work by car | 10.4% | | Median mobile home values | | \$0 |
| Go to work after 10 am | 17.4% | | Median housing costs per month | | \$1,327 |
| | | | Population in poverty | | 37.2% |

Risk

1. FEMA Flood Zones

Use this map to determine if the property is in a flood zone.



- Moderate to low risk areas
 - X
 - 0.2% PCT
- High risk areas
 - A
 - AE
- High risk-coastal areas
 - VE
- Floodway
- COBRA **
- ** Coastal barrier resources system area

Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations).

FEMA Flood Zoning

FEMA flood zone(s)
Coastal barrier resources system area (COBRA)
Floodway
FEMA special flood hazard area
Map panel ID
Map quadrant ID

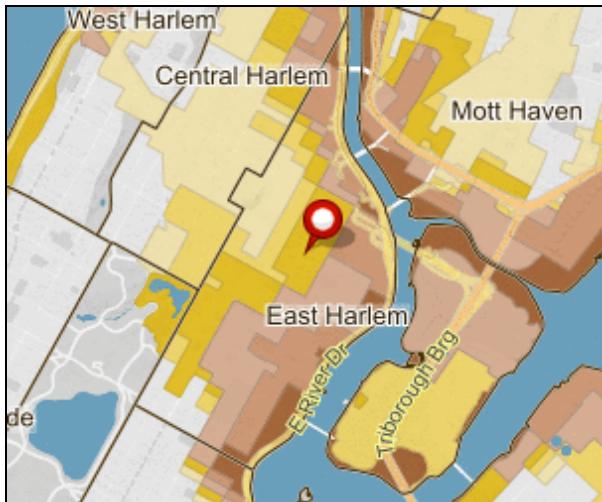
Distance to...

| | | |
|------------|---|--------------|
| X | Nearest distance to coastline (miles) | 0.482 |
| Out | Compass direction to coastline | 13 |
| Out | Nearest distance to 100 year flood zone area (ft) | 2 |
| | Angle100 | 171 |

3604970087F

40073-G8

2. Hurricane Evacuation Zones



📍 Zone: 4

This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6

Disclaimer

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